
THE CITY OF ROCHELLE
Ogle County, Illinois

ORDINANCE
NO. _____

**AN ORDINANCE PLACING A MORATORIUM ON IMPOSING PERMIT FEES FOR
RESIDENTIAL BUILDING PERMITS FOR CALENDAR YEAR 2021**

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ORDINANCE NO. ____

**AN ORDINANCE PLACING A MORATORIUM ON IMPOSING PERMIT FEES FOR
RESIDENTIAL BUILDING PERMITS FOR CALENDAR YEAR 2021**

WHEREAS, Section 7 of Article VII of the 1970 Constitution of the State of Illinois provides that a municipality that is not a home rule unit shall only have the powers granted to them by law and as such the City of Rochelle (“City”), Ogle County, Illinois being a non-home rule unit pursuant to the provisions of said Section 7 of Article VII, and may exercise only the powers expressly granted by law; and

WHEREAS, the Illinois General Assembly granted non-home rule municipalities broad authority to “pass all ordinances and make all rules and regulations proper or necessary, to carry into effect the powers granted to municipalities.” 65 ILCS 5/1-2-1; and

WHEREAS, the City of Rochelle (“City”) has over the last decade issued 3 to 5 permits per year for the construction of new single-family residential homes; and

WHEREAS, the City passed a moratorium on imposing permit fees for 2019 and 2020 and the City desires to encourage the development, growth, and construction of new single-family homes pursuant to its own Strategic Plan which aims to promote both realistic and sustainable growth; and

WHEREAS, in an effort to promote realistic and sustainable growth, the City now desires to continue the moratorium on charging building permit fees related to the construction of new single-family housing and any ancillary sewer connection fees and/or electric connection fees (collectively “Building Permit Fees”); and

WHEREAS, the City also wishes to continue to waive all Building Permit Fees for the rehabilitation of any single-family home that has been abandoned for more than six months and the cost of the rehabilitation will exceed \$15,000; and

WHEREAS, said moratorium on Building Permit Fees shall be continued and be in effect from January 1, 2021 until December 31, 2021; and

WHEREAS, the Village Manager is authorized to extend said moratorium through December 31, 2022 should it be deemed necessary; and

WHEREAS, it has been determined by the Corporate Authorities of the City of Rochelle that it is in the best interest of the City and its residents to place a moratorium on charging said Building Permit Fees; and

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ROCHELLE, ILLINOIS:

SECTION ONE: That the City hereby incorporates all of the recitals above into this Ordinance as if fully set forth herein.

SECTION TWO: That the Corporate Authorities of the City of Rochelle hereby declare that a moratorium shall be placed on charging Building Permit Fees from January 1, 2021 to December 31, 2021, and that said moratorium shall be implemented to encourage the construction of new single-family housing and the rehabilitation of single family homes that have been abandoned for no less than six months pursuant to the goals of the City's Strategic Plan.

SECTION THREE: The Village Manager is authorized to extend the moratorium on Building Permit Fees through December 31, 2022, should it be deemed necessary.

SECTION FOUR: If any provision of this Ordinance or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

SECTION FIVE: Where the conditions imposed by any provisions of this Ordinance are more restrictive than comparable provisions imposed elsewhere in any other local law, ordinance, resolution, rule or regulation, the regulations of this Ordinance will govern.

SECTION SIX: The City Clerk shall publish this Ordinance in pamphlet form.

SECTION SEVEN: This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED THIS 22nd day of February, 2021.

AYES:

NAYS:

ABSENT:

APPROVED THIS 22nd day of February, 2021..

MAYOR

ATTEST:

CITY CLERK

STATE OF ILLINOIS)
)
COUNTY OF OGLE) SS.

CERTIFICATE

I, _____, City Clerk of the City of Rochelle, County of Ogle and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. _____, “AN ORDINANCE PLACING A MORATORIUM ON IMPOSING PERMIT FEES FOR RESIDENTIAL BUILDING PERMITS FOR CALENDAR YEAR 2021,” which was adopted by the Mayor and City Council of the City of Rochelle on February 22, 2021.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Rochelle this 22nd day of February, 2021.

CITY CLERK